



MM

*Outney Road,  
Bungay, Suffolk.*

MM

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McINTYRE**  
ESTATE AGENTS

Superbly situated for the Town Centre whilst enjoying views over the Waveney Valley we are delighted to present this charming four bedroom Town House. The property has undergone an extensive renovation combining the comforts of modern living with many of the original period features. Further plans to enhance the space have been granted and offer the opportunity for the new owners to add their own flare to this superb property. Early viewing is recommended for this rare opportunity.

Property comprises briefly:

- Entrance Hallway
- Sitting Room • Dining Room
- Kitchen • Utility/Boiler Room
- Full Height Basement
- Main Bedroom
- Two Further First Floor Bedrooms
- Bathroom
- Guest Bedroom (Second Floor)
- Charming Walled Rear garden
- Two Brick Stores

### Property

Stepping under the ornate masonry of the storm porch we push open the front door of this charming Town House and are greeted by the entrance hall. The exceptional blend of period features and tasteful modern decor that flow throughout the property are instantly apparent. Tiled flooring underfoot contrasts against the original timber staircase whilst ornate arches and the original maids bell system transport us back to the 19th Century. On our left two doors open to the main living space where the sitting and dining room have been linked by a set of glazed French doors which allow the two rooms to work as one perfect for entertaining and modern family life. In the sitting room a large bay window fills the room with natural light and enjoys the view over the valley, a wood burner provides a focal point set in the polished marble fireplace, in the dining room an feature fireplace provides our focal point and we enjoy a view over the rear garden. Stepping along the hall we pass the door which leads down to the full height brick lined cellar before entering the kitchen. This is the only room not to have been renovated offering a new owner the chance to add their own flare and ideas on design. The kitchen opens to the utility/ boiler room where potential to make these two rooms one space would form a stunning family kitchen. Climbing the stairs to the first floor, doors open to our first three bedrooms and stunning bathroom whilst a further door set to the wooden panelled wall leads us to the second floor. Our main bedroom is set to the front of the house an boasts superb proportions, the large bay window mirrors the sitting room and enhances the far reaching views from this elevated position, a feature fireplace offers a focal point and a working bell handle is in place. Adjacent we find the single bedroom whilst at the rear a second generous double looks onto the rear garden. At the head of the landing we enter the bathroom, the exceptional finish here is testament to the works carried out, tiled flooring, contrasts against the tongue and grove paneled walls, a double width shower and free standing bath complement the room whilst our w/c and vanity hand basin unit are in place. Completing the accommodation we climb to the second floor where the vast guest bedroom is found. This superb room offers further potential with plans in place for a second dormer in one of the two attic spaces should an en-suite be desired.









## Outside

Pushing open the wrought iron gate we approach the front of the property via a stunning chequered tile path that leads us past the ornate stone work to the front door. The front garden is enclosed by a low lying brick wall within which we find a range of planted beds set against contrasting gravel. The rear garden leads from the utility room onto an area of lawn, framed with wooden sleepers form flower attractive beds whilst a gravel path passes the two brick stores which join the house and we find a superb seating area set to the head of the space, a mix of gravel and brick patio areas provide a perfect spot for outside entertaining and an attractive brick wall encloses the garden with a gate leading to the rear alley for access.

## Location

Highly regarded and rarely available, Outney Road is located just footsteps from the town centre of Bungay yet enjoying views over the Waveney Valley and excellent access to the many walks and common land that surround the Town. Bungay offers a superb range of all the necessary amenities and shops, schools, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is approx 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles west. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating & hot water.  
All mains connected.  
Energy Rating: TBA

## Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: NR35 1DZ

## Tenure

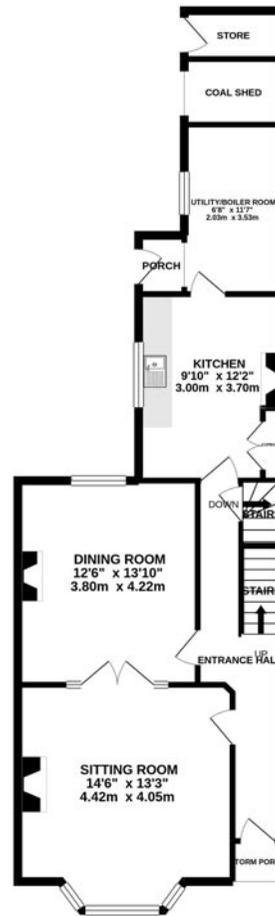
Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers in the region of: £400,000

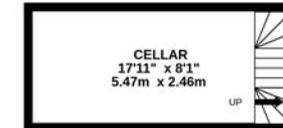
GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



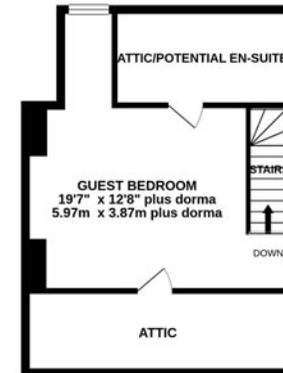
1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



BASEMENT LEVEL  
145 sq.ft. (13.5 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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